

**CITY OF LEESBURG PLANNING & ZONING DIVISION
STAFF SUMMARY**

DATE: March 14, 2014
OWNER: CB Arlington Ridge Landco, LLC
PETITIONER: CB Arlington Ridge Landco, LLC
PROJECT: Arlington Ridge PUD
REQUEST: Planned Developments Zoning
CASE NO.: RZ-14-2

GENERAL LOCATION: The property is generally located on the west side of U.S. 27, south of the intersection of U.S. 27 and C.R. 48.

FUTURE LAND USE DESIGNATION:
Neighborhood Mixed Use

SURROUNDING FUTURE LAND USE DESIGNATION:

North -	Neighborhood Mixed Use
South -	Neighborhood Mixed Use
East -	Neighborhood Mixed Use
West -	Neighborhood Mixed Use

PROPOSED FUTURE LAND USE DESIGNATION:
Neighborhood Mixed Use (no change requested)

EXISTING ZONING DESIGNATION: PUD

SURROUNDING ZONING DESIGNATIONS:

North –	PUD (Planned Unit Development)
South -	PUD (Planned Unit Development)
East -	PUD (Planned Unit Development)
West -	PUD (Planned Unit Development)

PROPOSED ZONING DESIGNATION:
The request is to change the minimum rear building setback from 18' to 10' from the rear property line on residential parcels not directly abutting another residential parcel.

EXISTING LAND USE: 55+ active adult PUD

SURROUNDING LAND USE:

North -	Single family residential
South -	Single family residential
East -	Single family residential
West -	Single family residential

PROPOSED LAND USE: no change requested